

## APPLICATION & CHECKLIST – ZONING CHANGE

Zoning: Felder CND LLC

(Name of Owner)

1/9/2018  
(Submittal Date)

### INSTRUCTIONS:

- Fill out the following application and checklist completely prior to submission.
- Place a check mark on each line when you have complied with that item.
- Use the most current application from the City's website at [www.cityofkyle.com](http://www.cityofkyle.com) or at City Hall. City ordinances can be obtained from the City of Kyle.

### REQUIRED ITEMS FOR SUBMITTAL PACKAGE:

The following items are required to be submitted to the Planning Department in order for the Zoning Application to be accepted.

- |      |   |          |
|------|---|----------|
| ✓ 1. | Completed application form with owner's original signature.         |          |
| ✓ 2. | Letter explaining the reason for the request.                       | \$428.06 |
|      |   | 7.24     |
| ✓ 3. | Application fee: \$428.06, plus \$3.62 per acre or portion thereof. | 190.21   |
|      |   | -----    |
|      | Newspaper Publication Fee: \$190.21                                 | \$625.51 |

Total Fee: \$625.51

- ✓ 4. A map or plat showing the area being proposed for rezoning.
- ✓ 5. A clear and legible copy of field notes (metes and bounds) describing the tract (when not a subdivided lot).
- \_\_\_ 6. Certified Tax certificates: County ✓ School \_\_\_ City \_\_\_
- ✓ 7. Copy of Deed showing current ownership.

\*\*\* A submittal meeting is required. Please contact Debbie Guerra at (512) 262-3959 to schedule an appointment.

### 1. Zoning Request:

Current Zoning Classification: \_\_\_\_\_

Proposed Zoning Classification: R-1-2

Proposed Use of the Property: Single Family

Acreage/Sq. Ft. of Zoning Change: 1.12 acre

### 2. Address and Legal Description:

Provide certified field notes describing the property being proposed for rezoning.

Provide complete information on the location of the property being proposed for rezoning.

Street Address: 503 N Old Stagecoach Rd, Kyle, TX 78640

Subdivision Name/Lot & Block Nos.: John Pharass No. 14, Abstract 360

Property Recording Information: ☒ Hays County  
Volume/Cabinet No. 17044601

Page/Slide No. \_\_\_\_\_

**3. Ownership Information:**

Name of Property Owner(s): Felder CND LLC

(If property ownership is in the name of a partnership, corporation, joint venture, trust or other entity, please list the official name of the entity and the name of the managing partner.)

Address of Owner: 6414 River Place Blvd, Ste 100

Austin, TX 78730

Phone Number: 512 418 5400

Fax Number: \_\_\_\_\_

Email Number: \_\_\_\_\_

I hereby request that my property, as described above, be considered for rezoning:

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

[Signature] Exec Comm  
11/4/18

**4. Agent Information:**

If an agent is representing the owner of the property, please complete the following information:

Agent's Name: Brian Birdwell

Agent's Address: 6549 Comanche Trl

Austin, TX 78732

Agent's Phone Number: 512.785.7087

Agent's Fax Number: \_\_\_\_\_

Agent's Mobile Number: 512.785.7087

Agent's Email Number: brian@vision360dev.com

I hereby authorize the person named above to act as my agent in processing this application before the Planning and Zoning Commission and City Council of the City of Kyle:

Owner's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

[Signature] Exec Comm  
11/4/18

*Do Not Write Below This Line  
Staff Will Complete*

Tax Certificates: ☒ County ☐ School ☐ City

Certified List of Property Owners Within 200' ☐

All Fees Paid: ☒ Filing/Application ☐ Mail Out Costs

Attached Map of Subject Property ☐

Accepted for Processing By: Debbie A. Guerrero

Date: PLANNING DEPARTMENT

Date of Public Notification in Newspaper: 1/24/18

Date of Public Hearing Before Planning and Zoning Commission: 2/13/18

Date of Public Hearing Before City Council: 2/20/18

CITY OF KYLE

JAN 09 2018



# TEXAS ENGINEERING SOLUTIONS

5000 Bee Caves Rd, Suite 206

Austin, Texas 78746

P: (512) 904-0505

F: (512) 904-0509

TBPE Firm #11206



January 5, 2018

Planning Department  
City of Kyle  
100 W. Center Street  
Kyle, Texas 78640

**RE: Letter of Intent for Rezoning; Cypress Forest Subdivision**

To whom it may concern:

On behalf of Felder CND, LLC and Vision 360, Texas Engineering Solutions is submitting to the City of Kyle's Planning Department an application for the rezoning of an existing tract of land in order that it may be developed as single family residential.

The property proposed for rezoning is comprised of approximately 1.12 acres. The property is located at 503 N. Old Stagecoach Road, Kyle, TX 78640. The tract is currently developed with an existing single-family residential structure. The 1.12 acre property would be incorporated into the existing Cypress Forest subdivision development. Table One describes the existing and proposed zoning districts for the tract, along with use.

**Table 1 – Zoning & Use Designations**

Tract	Proposed Zoning Designation	Existing Zoning Designation	Future Land Use Designation
Felder CND, LLC (currently R17022) (1.12 AC)	Single Family Residential 2 (R-1-2)	N/A	Single Family Residential

The proposed zoning designation is reflective of the City of Kyle's land use recommendations. The proposed zoning designation is the same as the adjoining Cypress Forest subdivision.

This request for rezoning is accompanied by a Voluntary Annexation request which is being submitted by the property owners in a separate application.

If you should have any questions pertaining to this application or if you need further explanation, please feel free to call me at (512) 904-0505, ext. 214.

Sincerely,

David B. Fusilier, P.E. 01/05/2018  
Texas Engineering Solutions  
TBPE Firm #11206